

***City of York Planning Commission  
April 25, 2022  
Minutes***

Members present:

Chairperson Wendy Duda  
Laura Korn  
A. Lee McLin  
Marissa Harris

Members absent:

Maria Duncan  
Ron Parrish

Others present:

Planning Director Breakfield  
Zoning Administrator Blackston  
City Manager Duncan  
(see sign-in sheet)

**The first item of business** was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

**The second item of business** was approval of the draft Minutes from the March 29, 2022 meeting.

Upon a Motion by Marissa Harris, seconded by A. Lee McLin, the Commission unanimously approved the draft Minutes as submitted.

**For the third item of business**, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

**The fourth item of business** was an application to rezone property from HC – Highway Commercial to PUD - Planned Unit Development per conceptual site plan for townhome/commercial project (York Meadows) on property located at the intersection of Lincoln Road and East Alexander Love Highway referenced by YC Tax Map # 0701801114.

Planning Director Breakfield indicated the following:

- The City received an application to rezone property from HC – Highway Commercial to PUD - Planned Unit Development per the submitted conceptual site plan to accommodate the York Meadows townhome/commercial project proposed at the intersection of Lincoln Road and East Alexander Love Highway on property referenced by York County Tax Map # 0701801114.
- As with any rezoning application, the PC must review the application and then render a recommendation to York City Council. City Council must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

- As the PUD rezoning application and conceptual site plan are reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan, PUD requirements and precedents established by previous approvals must be used in the evaluation process.
- City staff reviewed the original application/conceptual site plan and submitted a report to the applicant that was included in your last meeting packet. In response, the applicant submitted a revised conceptual site plan that was also included in your last packet.
- This is the initial meeting for this project. Please be mindful that the PC has a maximum of 75 days from the initial official meeting regarding this application to review and make a recommendation regarding such applications.
- If a rezoning application is ultimately denied by York City Council, such application cannot be resubmitted for at least one year.

The applicant presented the application and among other things, the PC mentioned concerns regarding parking, sidewalks along Alexander Love Bypass, mailbox kiosk location, amenities, how the commercial and residential should be integrated together, and how the project will represent quality growth for the City.

After some discussion, Marissa Harris made a Motion to deny the project, but the Motion died for a lack of a second; subsequently, upon a Motion by Laura Korn, seconded by Marissa Harris, the Commission unanimously voted to defer action until a subsequent meeting siting previously mentioned concerns.

**The fifth item of business** was an application to rezone property from York County zoning and R7/HC zoning to PUD - Planned Unit Development per conceptual site plan for townhome/single family dwelling/commercial project (Pinckney PUD) (pending resolution of annexation application) for properties located near the intersection of Chester Highway and Old Pinckney Road referenced by YC Tax Map #'s 0701501023, 2960000072, 2960000036 and 2960000071.

Zoning Administrator Blackston indicated the following:

- The City received an application to annex and rezone property from York County zoning, City R7 – Residential and HC – Highway Commercial zoning to PUD - Planned Unit Development zoning per the submitted conceptual site plan for the Pinckney Planned Unit Development townhome/single family dwelling/commercial project (pending resolution of annexation application) for property located near the intersection of Chester Highway and Old Pinckney Road and referenced by York County Tax Map #'s 0701501023, 2960000072, 2960000036 and 2960000071.

- As with any rezoning application, the Planning Commission must review the application and then render a recommendation to York City Council. City Council must take the Planning Commission recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.
- The review of the rezoning application is contingent upon York City Council ultimately approving the annexation request.
- As the Planned Unit Development rezoning application and conceptual site plan are reviewed, the Planning Commission must be mindful that, among other things, the City's Comprehensive Plan, Planned Unit Development requirements and precedents established by previous approvals must be used in the evaluation process.
- City staff reviewed the application /conceptual site plan and submitted a report to the applicant that was included in the meeting packet.
- This is the initial meeting for this project. Please be mindful that the Planning Commission has a maximum of 75 days from the initial official meeting regarding this application to review and make a recommendation regarding such applications.
- If a rezoning application is ultimately denied by York City Council, such application cannot be resubmitted for at least one year.
- Planning Director Breakfield has recused himself from discussion of this application and left the room due to family property being involved in this project.

The applicant presented the application and answered questions.

The PC members discussed the project in detail regarding open space, parking, setbacks, side load garages, phasing plan, elevations, building materials, commercial aspects, and amenities.

After some discussion and upon a Motion by Laura Korn, seconded by Marissa Harris, the Commission unanimously decided to defer action to a future meeting siting previously mentioned concerns.

**The sixth item of business** was discussion of upcoming Planning Commission workshop regarding growth in York.

By affirmation, the Commission unanimously confirmed May 18<sup>th</sup> at 5:00 pm for the workshop.

There being no further business, the meeting was adjourned at 7:10 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

Amanda C. Blackston  
Zoning Administrator

cc: File – Planning Commission 4/25/2022  
Seth Duncan, City Manager